



Unit 1, The Granary, Millow Hall, Millow, Dunton, Biggleswade

For the finer things in property.



Unit 1, The Granary Millow Hall, Millow, Dunton, Biggleswade, SG18 8RH

£18,250 p/a plus VAT * service charge

Office space available for let.
Opportunity to let a unique office space in a beautiful setting located equidistant between Cambridge and Bedford.

1,016 sqft (94.39 sqm) of office in a self contained single storey converted traditional barn in a small courtyard with parking and communal outside space.

EPC Rating D-93

Millow Hall offers a range of office buildings in a courtyard with views over the surrounding countryside. There is on-site parking and communal garden area.

The office is located in a self contained single storey converted traditional brick barn. The office has exposed beams, carpeted floors and storage heaters. The office is suitable for up to ten employees providing a characterful and charming working environment. The office has a private kitchenette and toilet.

There is an on-site property manager.

Cambridge

Suite 1022, 1 Cambridge Square, Milton Av, CB4 OAE

01223 459490

cambridge@struttandparker.com

Terms

Available: July 2025; earlier available subject to negotiation.

Term: 3 Years

Repairs: Internal Repairing Obligations

Service Charge: £1,859 plus VAT p/a

Sinking Fund: £605 p/a

Parking: 6 vehicles

Permitted Use: Use Class E(g)(i)

Services: Mains and solar electric, mains water and sewerage

Business Rates: Tenants to make their own investigations - rateable value of £12,500

Mobile Coverage/Broadband: Information can be found here <https://checker.ofcom.org.uk/engb/mobile-coverage>

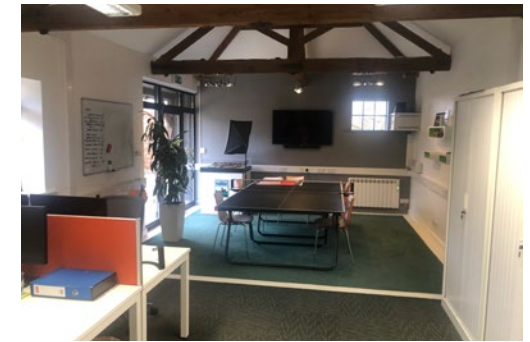
Local Authority: Central Bedfordshire Council

The service charge includes maintenance of all gutters, external window frames, window cleaning, cleaning of communal areas.

The sinking fund is collected in reserve for resurfacing the car park, major repairs to communal area and other capital expenses.

Viewings are strictly by appointment only.
Please contact Rob Batterbury on 07350

The following Tenant charges may apply prior to tenancy commencement: Tenancy Agreement £354 (incl VAT), Credit Reference per application £70 (incl VAT). All advertised prices are exclusive of utility and other associated services www.struttandparker.com/tenantcharges



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